



Department of Development Services  
Planning Division  
Meeting Minutes of the  
Planning & Zoning Commission  
(Subject to approval)

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**REGULAR MEETING OF THE PLANNING & ZONING COMMISSION**  
**TUESDAY, February 26, 2013**

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**Commissioners Present**

Sandra Bobowski  
David Blatt  
Anthony Koos  
Temple Shannon  
John Lupo, Jr

**Staff Present**

Thomas E. Deller  
Lynda Crespo  
Don Chapman  
Jon Mullen  
Lisa Silvestri

**Commissioners Absent**

Gerry Pleasent (Alternate)  
Valerio Giadone

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Chairwoman Bobowski called the meeting to order. The meeting followed the order of the agenda presented.

**I. Roll**

Roll was taken; there was quorum.

**II. Public Hearings**

- i. 179 Allyn Street-Special Permit for reduction of parking, for 63 new residential units in downtown.

The applicant withdrew their application due to recent zoning regulation change that eliminated the parking requirements in downtown area.

- ii. 35 Maxim Road-Special Permit to allow fueling only station.

The fueling station proposal was for a natural gas, clean energy fueling station. Matt Brown represented the applicant; Mr. Brown stated that there were no physical changes done to the existing site. The proposal was to allow other users, mainly fleet businesses to set up accounts with Clean Energy, for the use of the fueling station. Mike Cecere, Clean Energy General Manager explained the procedure for using the natural gas dispensers. Mr. Cecere stated that the pump stations had instructional monitors and was fully automated.

There were no other testimonies heard. The public hearing was closed.

### **III. Regular Meeting**

#### **a. Consideration of Public Hearing Items**

##### **i. 35 Maxim Road-Special Permit to allow fueling only station**

A motion to approve the following resolution was made by Commissioner Lupo, Jr., and seconded by Commissioner Shannon:

- Whereas,** The City of Hartford Planning and Zoning Commission has reviewed an application for a special permit to operate fueling only station at 33 Maxim Road; and
- Whereas,** A natural gas fueling station exists at this location currently; and
- Whereas,** The site meets all the requirements for a fueling only station as set forth in section 939 of the Zoning Regulations except for the applicant is requesting that the site be unattended; and
- Whereas,** The site will be fully automated and the users of the station will be on a prearranged contract so that no attendant will be required for this application; and
- Whereas,** The applicant has received letters of support from the Greater Hartford Transit District and other local businesses; and
- Whereas,** The applicant has submitted a security plan, a circulation plan and a training plan for station users; and
- Whereas,** The use is compatible with other businesses in the South Meadows industrial area; and
- Whereas,** The use is also in accordance with the Plan of Conservation and Development, One City, One Plans goals of Promoting Livable and Sustainable Neighborhoods, and Promoting and Encouraging the Integration of Sustainable Practices, by providing alternative fuel sources; Now Therefore Be It
- Resolved,** The City of Hartford Planning and Zoning Commission hereby approves the special permit to operate a fueling only station at 33 Maxim Road as shown in the plans entitled "Clean Energy, Murphy Road Recycling, 33 Maxim Road Hartford, CT 06114" prepared by Clean Energy 3020 Old Ranch Parkway, STE 400, Seal Beach CA, 90740, P:582 439-2804, F: 582 4394532, dated September 9, 2012, scale 1 inch equals 40 feet.

The following Commissioners were in favor of the motion: Bobowski, Blatt, Lupo, Jr., Shannon and Koos.

#### **b. CGS 8-24 Review**

- i. 83 Mather Street-Authorize the sale of City owned property to Carmen Cervantes, owner of adjoining property. The purchaser intends to merge 83 Mather Street and 65 Center Street to create a new record lot, and provide

additional parking for tenants.

The Commission unanimously voted to forward a favorable recommendation to the Court of Common Council for the sale of the property.

**c. Bond Release**

- i. 1200 Park Street-Release of performance bond for site improvements in the amount of \$ 103,260.00

Thomas Deller informed the Commission that the property owner Carlos Motta, asked to for the release of the performance bond due to adequate funds was being held in the escrow account by the bank. Planning staff recommended that the approval of the release subject to proof of a written agreement between the property owner and the bank, to ensure that work be completed; and failure to the work, the City could withdraw those funds.

The following Commissioners voted in favor of the performance bond release, subject to the conditions recommended by Planning staff: Bobowski, Blatt, Lupo, Jr., Shannon and Koos.

- ii. 1429 Park Street-Release of performance bond for site improvements in the amount of \$100,000.00

The property owner Carlos Motta requested for the Commission to waive the performance bond due to current market changes. Planning staff recommended release of the bond subject to the applicant/owner must seek additional approval by the Commission for any proposed additions.

The following Commissioners voted in favor to waive the performance bond, subject to the conditions recommended by Planning staff: Bobowski, Blatt, Lupo, Jr., Shannon and Koos.

- iii. 545 Wethersfield Avenue-Release of performance bond for completion of site work in the amount of \$347,225.00

Thomas Deller informed the Commission that all work has been completed on the site according to the approved plans. The following Commissioners voted in favor of performance bond release for \$347,225: Bobowski, Blatt, Lupo, Jr., Shannon and Koos.

**d. Capital Improvement Project (CIP)-Proposed 5 year budget plan**

The Commission received a copy of the 5 year CIP budget plan. A workshop will be held at the next regular scheduled meeting March 12, 2013.

**e. Planning and Zoning Commission-term of office discussion**

The Commission discussed vacancies and reappointments. Planning Staff will invite interested candidates listed in the Boards and Commissions Profile Form to the next scheduled meeting for selection purposes.

**IV. Minutes**

The minutes of January 22, 2013 and February 5, 2013 were approved.

**V. Adjournment**

**Respectfully Submitted by:**

**Lynda Crespo, Administrative Assistant**